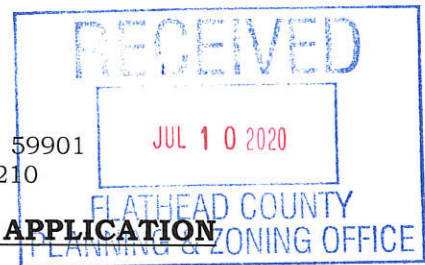




# Flathead County

## Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210



### **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** 1405

**SUBDIVISION NAME:** Re-division of Lot 10 of Homes on a Thousand Hills

**OWNER(S) OF RECORD:**

Name: Ben and Krista VanHelden Phone: 406-249-0846

Mailing Address: 1223 Shadow Pine Lane

City, State, Zip: Kalispell, MT 59901

Email: ben@purewestmt.com

**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Name: JERE JOHNSON, ENIRONMENTAL CONSULTING Phone: 406-862-7324

Mailing Address: 4572 WHITEFISH STAGE RD

City, State, Zip: WHITEFISH MT 59937

Email: JDJ@BRESNAN.NET

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 174 SHEPHERD TRAIL

City/State & Zip KALISPELL MT 59901

Assessor's Tract No.(s) 0507509 Lot No.(s) 10

Section 17 Township 29N Range 22W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** \_\_\_\_\_  
RE-DIVISION OF LOT 1 OF HOMES ON A THOUSAND HILLS, 20 ACRES

Number of Lots or Rental Spaces 4 Total Acreage in Subdivision 20 ac  
Total Acreage in Lots 20 ac Minimum Size of Lots or Spaces \_\_\_\_\_  
Total Acreage in Streets or Roads 0 Maximum Size of Lots or Spaces \_\_\_\_\_  
Total Acreage in Parks, Open Spaces and/or Common Areas 0 / cash in lieu

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family X Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_  
Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** WEST VALLEY ZONING

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL,  
WHITEFISH, OR COLUMBIA FALLS?** NO

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \_\_\_\_\_

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** \_\_\_\_\_ Gravel X Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_  
**\* Water System:** X Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_  
**\* Sewer System:** X Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_  
**Other Utilities:** \_\_\_\_\_ Cable TV \_\_\_\_\_ Telephone X Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_  
**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage X Contract Hauler \_\_\_\_\_ Owner Haul \_\_\_\_\_  
**Mail Delivery:** X Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: WEST VALLEY, GLACIER HIGH  
**Fire Protection:** \_\_\_\_\_ Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: WEST VALLEY  
**Drainage System:** ROADSIDE SWALES

\* **Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

\* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

**PROPOSED EROSION/SEDIMENTATION CONTROL:** \_\_\_\_\_

VEGETATIVE BARRIERS \_\_\_\_\_

**VARIANCES: ARE ANY VARIANCES REQUESTED?** NO (yes/no)

*(If yes, please complete the information on page 3)*

**SECTION OF REGULATIONS CREATING HARDSHIP:** N/A

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED**

**BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

N/A

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

N/A

3. The variance will not cause a substantial increase in public costs, now or in the future.

N/A

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

N/A

5. The variance is consistent with the surrounding community character of the area.

N/A




**APPLICATION CONTENTS:**

1. Completed Preliminary Plat application (unbound copy)
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

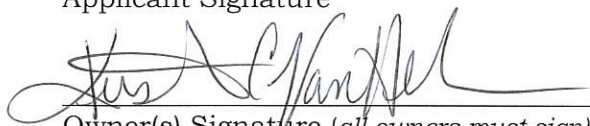
*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*  
**Flathead County Planning & Zoning Office 40 11<sup>th</sup> Street West, Ste 220**  
**Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

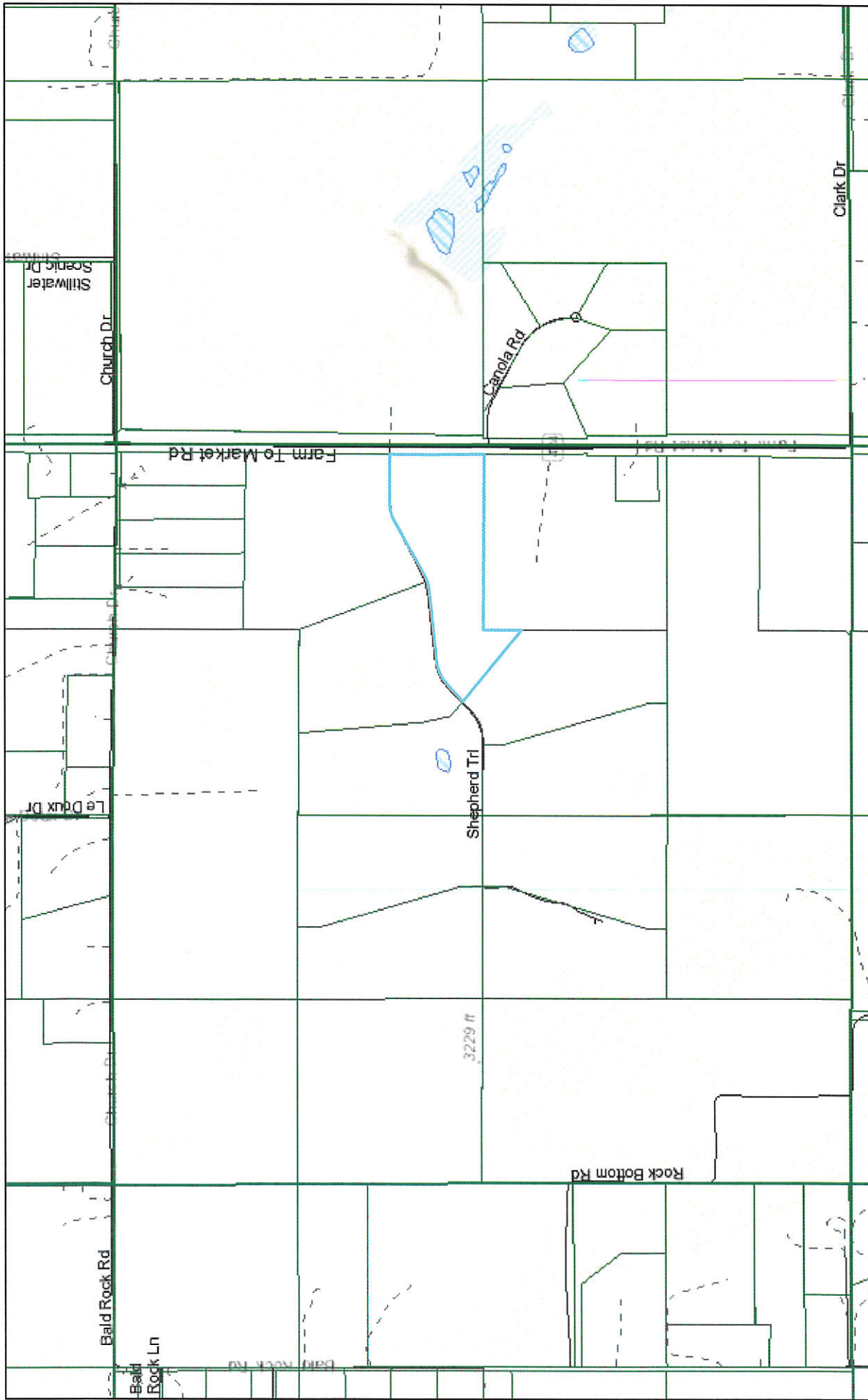
  
\_\_\_\_\_  
Applicant Signature

7-10-2020  
Date

  
\_\_\_\_\_  
Owner(s) Signature (all owners must sign)



7/10/2020  
Date

## JUL 10 2020



5/1/2020, 5:38:04 PM

1:18,056

 Parcels
  Section

Adjacent County Highways

BPA Transmission Line

State or Secondary Highway

All Roads

US Highway

Driveways or Alleys

Forest Service Road

Flathead County, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

U.S. Department of Agriculture Aerial Photography Field Office | U.S. Department of Agriculture Farm Services Agency Aerial Photography Field Office. | Flathead County | Bureau of Land Management. Esri Canada, Esri, HERE, Garmin, Flathead County